For the consideration of($600.00) Six Hundred Dollars cash in hand, We the undersigned have this day bargained and sold and by these presents do hereby sell, transfer and convey unto Bonnie W. Potts and to their heirs and assigns, the following described real estate situated in the eleventh, Civil District of Davidson County, Tennessee, to wit;

Being all of lot number seven (7) in Section K, in Broadmoor, Section 2,

and being a part of the tract of 27.40 acres conveyed by the deed of Maggie L. Meguiar et als. to the CITIZENS REALTY COMPANY, by deed of record in R.O.D.C.Tennessee, in Book 735, page 41, to which reference is here by made. Said tract has been subdivided and a plat of said subdivision is of record in the Register's Office of Davidson County Tennessee, in Book 547, page 174, to which reference is here made for a more particular description of said property.

To have and to hold the above described real estate unto the said Bonnie W. Potts their heirs and assigns forever, in fee simple. We the grantors, Walter Kinzer and wife Margaret N. Kinzer covenant with said Bonnie W. Potts that we are lawfully seized and possessed of said real estate; that we have a good and legal right to sell and convey same, and that it is unencumbered, Said grantor further covenants with the said Bonnie W. Potts that we will forever warrant and defend the title to said real estate above described against the lawful claims of all persons, whomsoever. How ever, the use and occupation of said premises are restricted as next herein set out.